

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION**

**August 9, 2016**

Members Present:

Robert Anderson, Chairman - excused  
Ben Greener, Commission Member - excused  
Arnold Eberhard, Commission Member  
Val Bennett, Commission Member - excused  
Troy Forrest, Commission Member – joined electronically  
Micah Capener, Chairman Pro Tem  
Tom Stokes, Commission Member  
Bret Rohde, City Councilmember  
Steve Bench, Zoning Administrator  
Cynthia Nelson, Deputy Recorder

Chairman Pro Tem Micah Capener called the Planning Commission Meeting to order at 5:31 p.m. The meeting was held August 9, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Pro Tem Micah Capener, Commission Member Arnold Eberhard, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Cynthia Nelson were in attendance. Chairman Robert Anderson and Commission Members Ben Greener and Val Bennett were excused.

1. Approval of agenda:

**Motion by Commission Member Stokes to approve the August 9, 2016 agenda.** Motion seconded by Commission Member Eberhard. Vote: Chairman Pro Tem Capener – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes:

**Motion by Commission Member Forrest to approve the July 26, 2016 minutes.** Motion seconded by Commission Member Stokes. Vote: Chairman Pro Tem Capener – aye, Commission Member Eberhard, Commission Member Forest – aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a Preliminary Plat for Mark Hirschi Subdivision

Mr. Hirschi will build on a flag lot. Zoning Administrator Bench said the property is zoned ½ acre. They will connect to the City water and have a meter on 12000 North. They will also put in a fire hydrant. The home far enough from the current City sewer line so they will be allowed to put in a septic tank until the sewer lines are extended closer to their home, then they will hook to City sewer. The thirty (30) foot right-of-way is on Mr. Hirschi's property and will be a utility right-of-way that will be paved. The fire hydrant will be on the main road and the City will be responsible for maintenance. It will be within 300 feet to the property line.

**Motion by Commission Eberhard to send the item back to the Land Use for final approval.** Motion seconded by Stokes. Vote: Chairman Pro Tem Capener – aye, Commission Member Eberhard, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

4. Adjournment

**Motion by Commission Member Eberhard to adjourn the meeting.** Motion seconded by Commission Member Stokes. The meeting adjourned by consensus at 5:37 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Linsey Nessen, ACTING RECORDER

\*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.